

EXISTING SYMBOLS & ABBREVIATIONS

- EXISTING IRON ROD (UNLESS OTHERWISE NOTED)
- SET 1/2"x24" IRON ROD/CAP (UNLESS OTHERWISE NOTED)
- SECTION CORNER ORIGIN UNKNOWN (UNLESS NOTED)
- SET "X" CUT IN CONCRETE ORIGIN UNKNOWN (UNLESS NOTED)
- BENCHMARK OR CONTROL POINT
- BOUNDARY LINE
- SETBACK LINE
- FENCE
- OVERHEAD ELECTRIC LINE
- WATER LINE
- GAS LINE
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- BOLLARD
- CURB INLET OR AREA INLET
- FIRE HYDRANT
- HANDICAP PARKING
- 8" TREE (UNLESS NOTED)
- ELECTRIC METER
- ELECTRIC CABINET
- SIGN
- LIGHT POLE
- POWER POLE
- WATER VALVE
- TELEPHONE MANHOLE
- COLUMNS (UNLESS NOTED)
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- MEASURED DIMENSION
- DEED DIMENSION
- PLAT DIMENSION
- RIGHT OF WAY
- CONCRETE
- CORRUGATED METAL PIPE
- REINFORCED CONCRETE PIPE
- COTTONWOOD
- FLOW LINE
- WATER METER
- GUY WIRE
- GAS METER
- GAS VALVE
- TELEPHONE RISER BOX
- UNDETERMINED MANHOLE

INDEX OF SHEETS

SHEET 1	COVER SHEET
SHEET 2	SITE PLAN
SHEET 3	GRADING PLAN
SHEET 4	PLANTING PLAN

SIGNAGE NOTE
SIGNAGE TO BE APPLIED FOR UNDER SEPARATE PERMIT. PRELIMINARY LOCATIONS SHOWN FOR PROPOSED PYLON AND MONUMENT SIGNAGE. DETAILS TO BE PROVIDED AT TIME OF SUBMITTAL FOR PERMITS.

LIGHTING NOTE
DECORATIVE STREET LIGHTING TO BE PROVIDED ALONG BROADWAY CORRIDOR. BUILDING MOUNTED LIGHTING IS UNKNOWN AT THIS TIME. MAXIMUM LIGHT POLE HEIGHT FOR SITE LIGHTING SHALL BE 28'. ALL OUTDOOR LIGHTING SHALL BE SHOWN ON A FUTURE LIGHTING PLAN THAT WILL COMPLY WITH CHAPTER 29-30.1 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

STORMWATER STATEMENT
THIS TRACT IS SUBJECT TO ARTICLE V OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES AND AS SUCH, STORMWATER MANAGEMENT FOR THE SITE IS APPLIED PER THE CITY OF COLUMBIA STORMWATER MANAGEMENT AND WATER QUALITY MANUAL.

FLOODPLAIN STATEMENT
THIS PROPERTY IS IN SPECIAL FLOOD HAZARD ZONE, ZONE AE, BASE FLOOD ELEVATIONS DETERMINED, ACCORDING TO FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 29019 C 0280 D, EFFECTIVE DATE MARCH 17, 2011. A FLOOD STUDY AND NO-RISE CERTIFICATE HAVE BEEN SUBMITTED AND APPROVED BY THE CITY OF COLUMBIA.

PROJECT PHASING
PHASING OF BUILDING CONSTRUCTION WILL NOT BE REQUIRED. PARKING AND ONSITE INFRASTRUCTURE WILL BE COMPLETED SIMULTANEOUSLY. PROPOSED STREET MODIFICATIONS ON PROVIDENCE AND BROADWAY SHALL BE COMPLETED BY CERTIFICATE OF OCCUPANCY.

NATURAL GAS AMEREN UE P.O. BOX M COLUMBIA, MISSOURI 65205 CONTACT: BRUCE DARR PHONE: (573) 876-3030	SANITARY SEWER CITY OF COLUMBIA P.O. BOX N PUBLIC WORKS DEPARTMENT COLUMBIA, MISSOURI 65205 CONTACT: STEVE HUNT PHONE: (573) 874-7250	WATER CITY OF COLUMBIA P.O. BOX N WATER & LIGHT DEPARTMENT COLUMBIA, MISSOURI 65205 CONTACT: DON NICHOLSON PHONE: (573) 874-7315
TELEPHONE CENTURY LINK 625 E. CHERRY COLUMBIA, MISSOURI 65205 CONTACT: DON WILSON PHONE: (573) 886-3500	CABLE TV MEDIACOM 901 NORTH COLLEGE AVENUE COLUMBIA, MISSOURI 65201 CONTACT: JIMMY RUNYON PHONE: (573) 443-1535	ELECTRICITY CITY OF COLUMBIA P.O. BOX N WATER & LIGHT DEPARTMENT COLUMBIA, MISSOURI 65205 CONTACT: JONI TROYER PHONE: (573) 874-7321

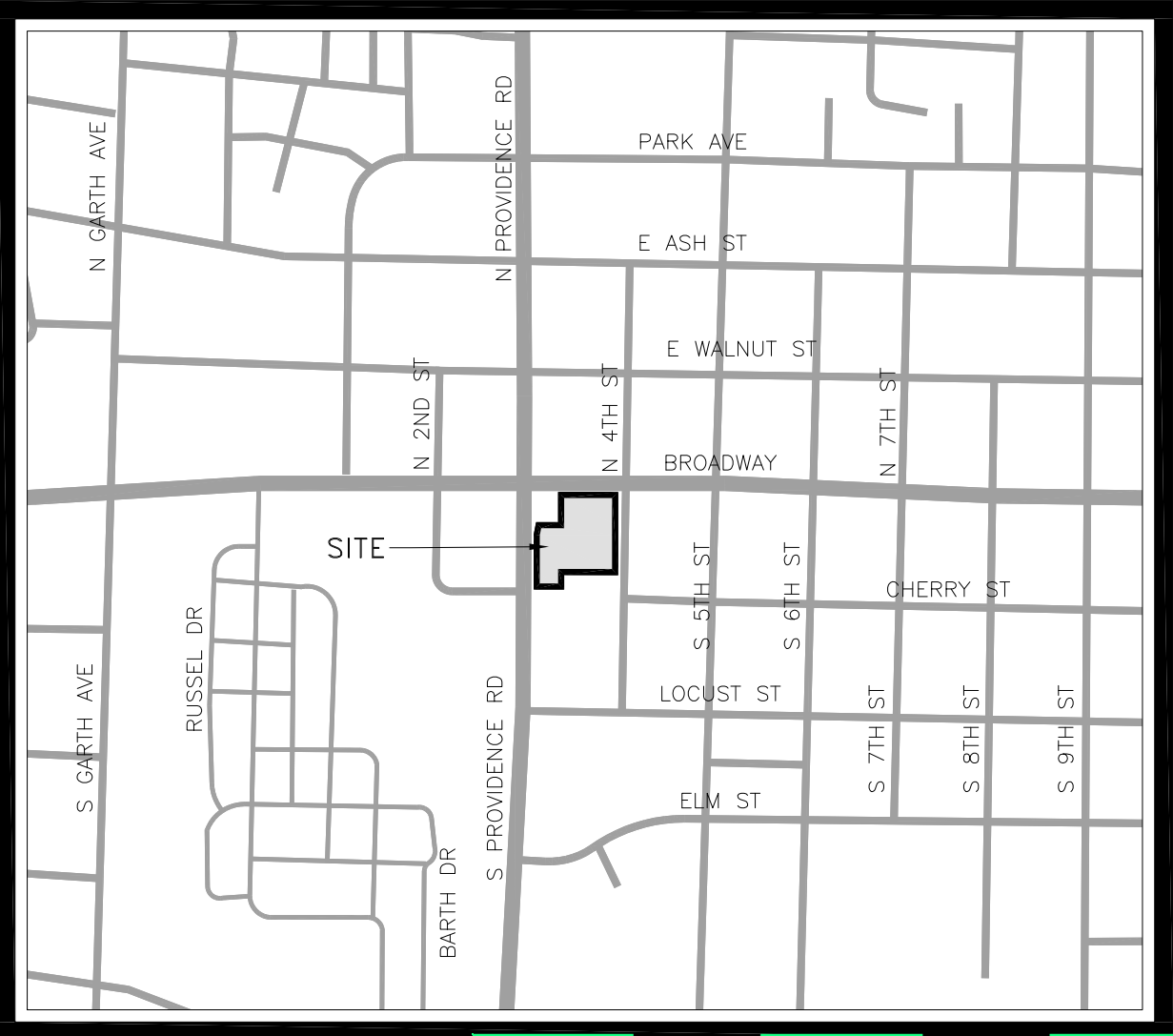
APPROVED BY THE CITY OF COLUMBIA CITY COUNCIL THIS
____ DAY OF _____ 2013.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND
ZONING COMMISSION THIS ____ DAY OF _____ 2013.

SHEELA AMIN, CITY CLERK

DOUG WHEELER, CHAIRPERSON

ROBERT McDAVID, MAYOR



VICINITY MAP
SCALE: NTS

OWNER
CVS/PHARMACY, INC.
1 CVS DRIVE, P.O. BOX 1075
WOONSOCKET, RI 02895

SITE DATA
EXISTING ZONING: C-2 (COMMERCIAL BUSINESS DISTRICT) & M-1 (INDUSTRIAL DISTRICT)
PROPOSED ZONING: C-P (PLANNED BUSINESS DISTRICT)
ACREAGE: 1.392 ACRES
LOCATION: SOUTHEAST CORNER OF THE INTERSECTION OF BROADWAY & PROVIDENCE RD

GENERAL NOTES
1. BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE. SEE ARCHITECTS PLANS FOR ACCURATE DIMENSIONS.
2. ALL PROPOSED UTILITIES ARE SHOWN FOR GENERAL LOCATION PURPOSES ONLY. SEE APPROPRIATE UTILITY CONSTRUCTION PLANS FOR FURTHER DETAIL.
3. DIMENSIONS ARE SHOWN TO THE EDGE OF PAVEMENT U.N.O.
4. ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT UNLESS SHOWN OTHERWISE.
5. DRIVEWAY APPROACH AND HANDICAP RAMPS ARE TO BE CONSTRUCTED AS PER CITY OF COLUMBIA STANDARDS.

BENCHMARK DATA
SITE BENCHMARK NO. 1: NW. BOLT BEFORE THE MULLER ON FIRE HYDRANT AT NE. CORNER OF STEPS TO ALLEY CAT YOGA. ELEV. 703.965
SITE BENCHMARK NO. 2: NE. CORNER CURB INLET AT FLAT BRANCH PARK SIGN. ELEV. 698.03
SITE BENCHMARK NO. 3: NW. BOLT BEFORE OPEN ON FIRE HYDRANT AT NE. CORNER INTERSECTION OF BROADWAY AND 4TH.

PARKING DATA
C-2 ZONING DOES NOT ALLOW SURFACE PARKING
REQUIRED FOR RETAIL BUSINESS: 1 SPACE/200 SF
13,059 SF/200 = 66 SPACES
TOTAL REQUIRED = 66 SPACES

PROVIDED PARKING FOR C-P ZONING:
THE CURRENT SITE PLAN CONFIGURATION SHOWS 72 SPACES (5.51 RATIO).

LEGAL DESCRIPTION
A TRACT OF LAND LOCATED IN ALL OF LOTS 181, 182, AND 136, ALSO A PORTION OF LOTS 183, 137, AND 138, ALSO THE VACATED ALLEY BETWEEN SAID LOTS AND THE WEST 17 FEET OF RIGHT-OF-WAY OF 4TH STREET IN THE ORIGINAL TOWN, NOW CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 136; THENCE N 00°00'00" E, ALONG THE WEST LINE OF LOT 136, A DISTANCE OF 169.05 FEET TO THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 559 AT PAGE 730; THENCE N 11°18'41" E, ALONG SAID EAST LINE, A DISTANCE OF 32.63 FEET TO THE SOUTH LINE OF THE NORTH 99 FEET OF LOT 183; THENCE S 89°57'56" E, ALONG SAID SOUTH LINE, A DISTANCE OF 73.51 FEET TO THE WEST LINE OF LOT 182; THENCE N 00°01'11" W, ALONG SAID WEST LINE, A DISTANCE OF 99.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 89°57'56" E, ALONG THE NORTH LINE OF LOTS 182, 181, AND THE EXTENSION THEREOF, A DISTANCE OF 176.75 FEET TO THE EAST LINE OF THE WEST 17 FEET OF VACATED 4TH STREET; THENCE S 00°03'24" E, ALONG SAID EAST LINE, A DISTANCE OF 252.54 FEET; THENCE N 89°57'48" W, ALONG THE SOUTH LINE OF THE NORTH 99 FEET OF LOTS 137, 138, AND THE EXTENSION THEREOF, A DISTANCE OF 176.92 FEET TO THE EAST LINE OF LOT 136; THENCE S 00°01'11" E, ALONG SAID EAST LINE, A DISTANCE OF 47.53 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N 89°57'40" W, ALONG THE SOUTH LINE OF LOT 136, A DISTANCE OF 79.98 FEET TO THE POINT OF BEGINNING. ENCOMPASSING AN AREA OF 1.392 ACRES.



NORTHERN 13013 REAR
DRIVE-THRU
STORE NUMBER: 10004
SEC - BROADWAY & PROVIDENCE RD.
COLUMBIA, MISSOURI
PROJECT TYPE: FEE FOR SERVICE
DEAL TYPE: LAND
CS PROJECT NUMBER: 62279

ARCHITECT OF RECORD

719 Griswold Street
Suite 1000
Detroit, MI 48226
www.norr.com

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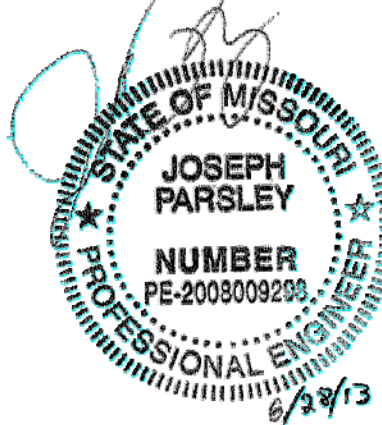
CONSULTANT:

CARLSON CONSULTING ENGINEERS, INC.
7068 Ledgestone Commons
Bartlett, TN 38133
Phone (901) 384-0404
Fax (901) 384-0710

DEVELOPER:

ORANGE DEVELOPMENT
1200 CORPORATE DRIVE
SUITE G-50
BIRMINGHAM, AL 35242
PH. (205) 408-3443

SEAL:



REVISIONS:

CVS PROJECT MANAGER: R. SMART

DRAWING BY: D. BARNETT

DATE: 28 JUNE 2013

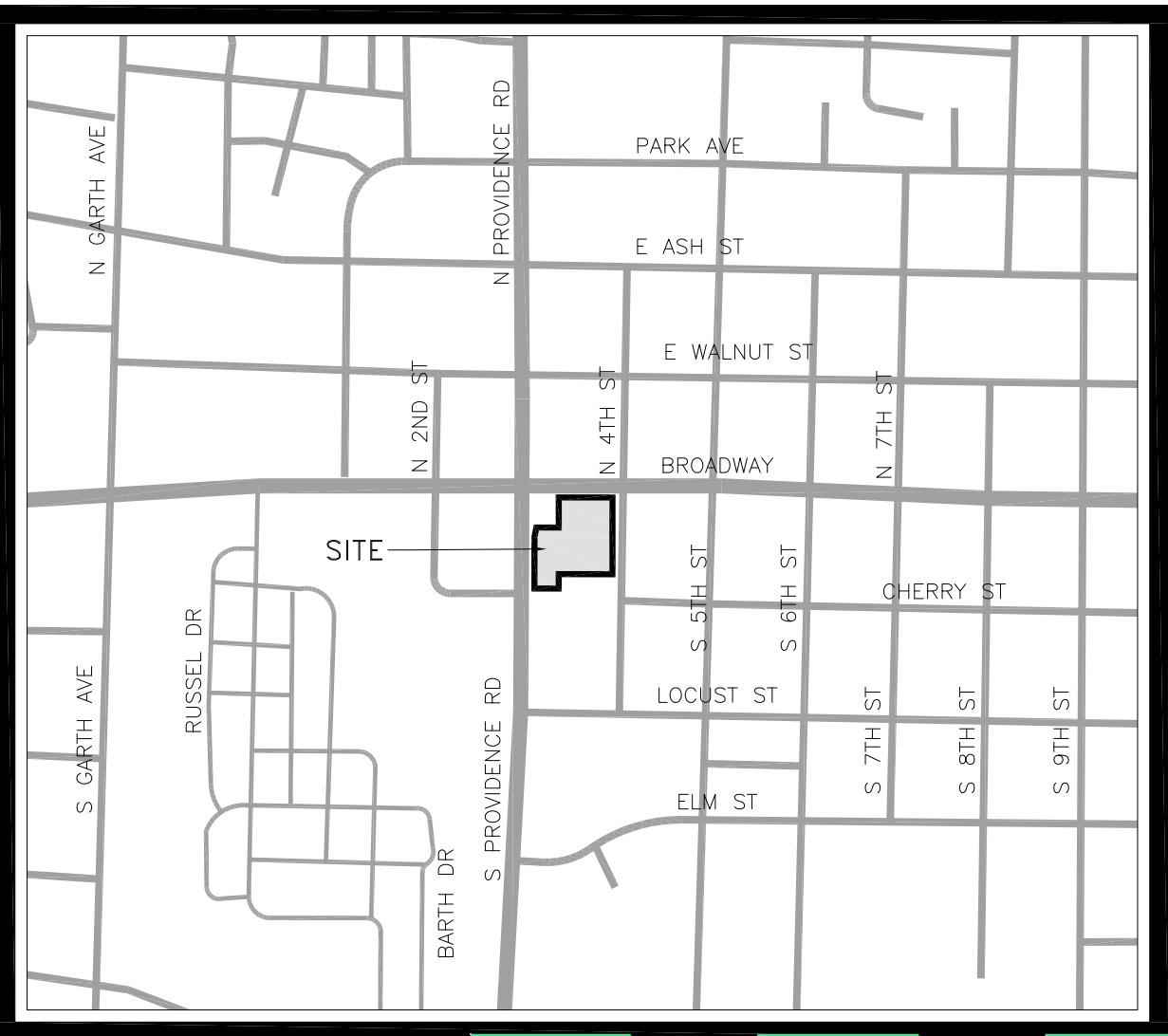
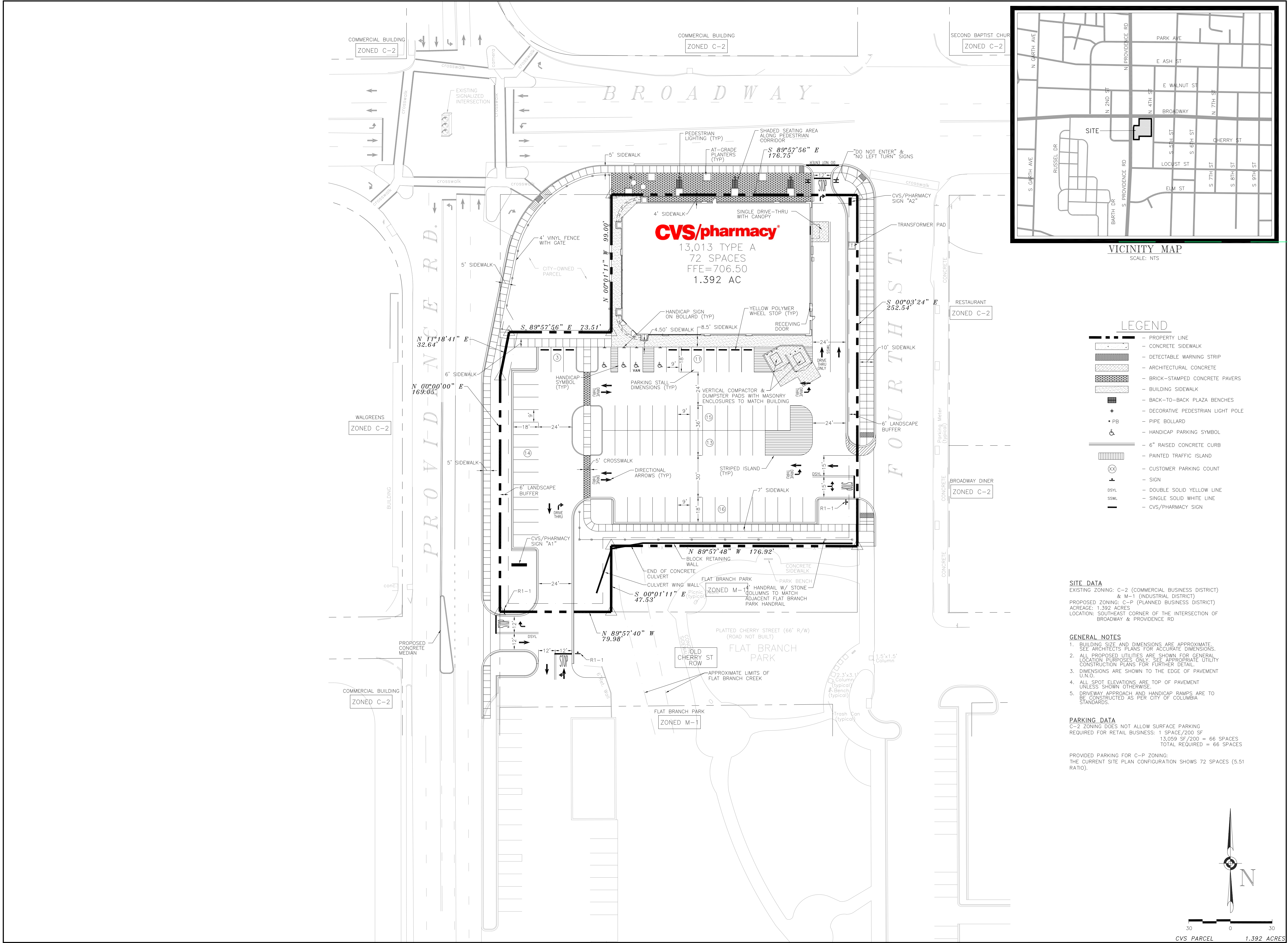
JOB NUMBER: XX00000

TITLE: COVER SHEET

SHEET NUMBER:

1 OF 1

COMMENTS:
NOT RELEASED FOR CONSTRUCTION



VICINITY MAP
SCALE: NTS

LEGEND

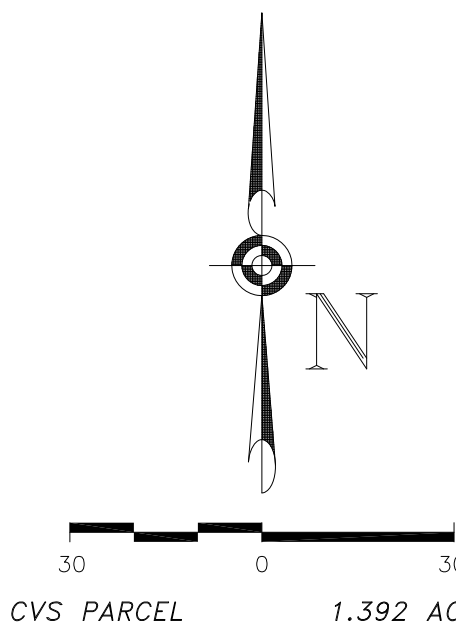
- PROPERTY LINE
- CONCRETE SIDEWALK
- DETECTABLE WARNING STRIP
- ARCHITECTURAL CONCRETE
- BRICK-STAMPED CONCRETE PAVERS
- BUILDING SIDEWALK
- BACK-TO-BACK PLAZA BENCHES
- DECORATIVE PEDESTRIAN LIGHT POLE
- PIPE BOLLARD
- HANDICAP PARKING SYMBOL
- 6" RAISED CONCRETE CURB
- PAINTED TRAFFIC ISLAND
- CUSTOMER PARKING COUNT
- SIGN
- DOUBLE SOLID YELLOW LINE
- SINGLE SOLID WHITE LINE
- CVS/PHARMACY SIGN

SITE DATA
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PROPOSED ZONING: C-P (PLANNED BUSINESS DISTRICT)
ACREAGE: 1.392 ACRES
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PROVIDED PARKING FOR C-P ZONING:
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NORTHERN 13013 REAR DRIVE-THRU
STORE NUMBER: 10004
SEC - BROADWAY & PROVIDENCE RD.
COLUMBIA, MISSOURI
PROJECT TYPE: FEE FOR SERVICE
DEAL TYPE: LAND
CS PROJECT NUMBER: 62279

ARCHITECT OF RECORD

719 Griswold Street
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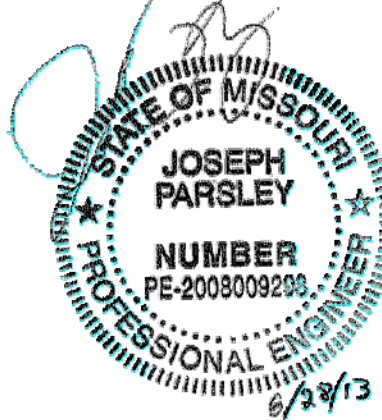
CONSULTANT:

CARLSON CONSULTING ENGINEERS, INC.
7068 LedgeStone Commons
Bartlett, TN 38133
Phone (901) 384-0404
Fax (901) 384-0710

DEVELOPER:

ORANGE DEVELOPMENT
1200 CORPORATE DRIVE
SUITE G-50
BIRMINGHAM, AL 35242
PH. (205) 408-3443

SEAL:



REVISIONS:

CVS PROJECT MANAGER: R. SMART

DRAWING BY: D. BARNETT

DATE: 28 JUNE 2013

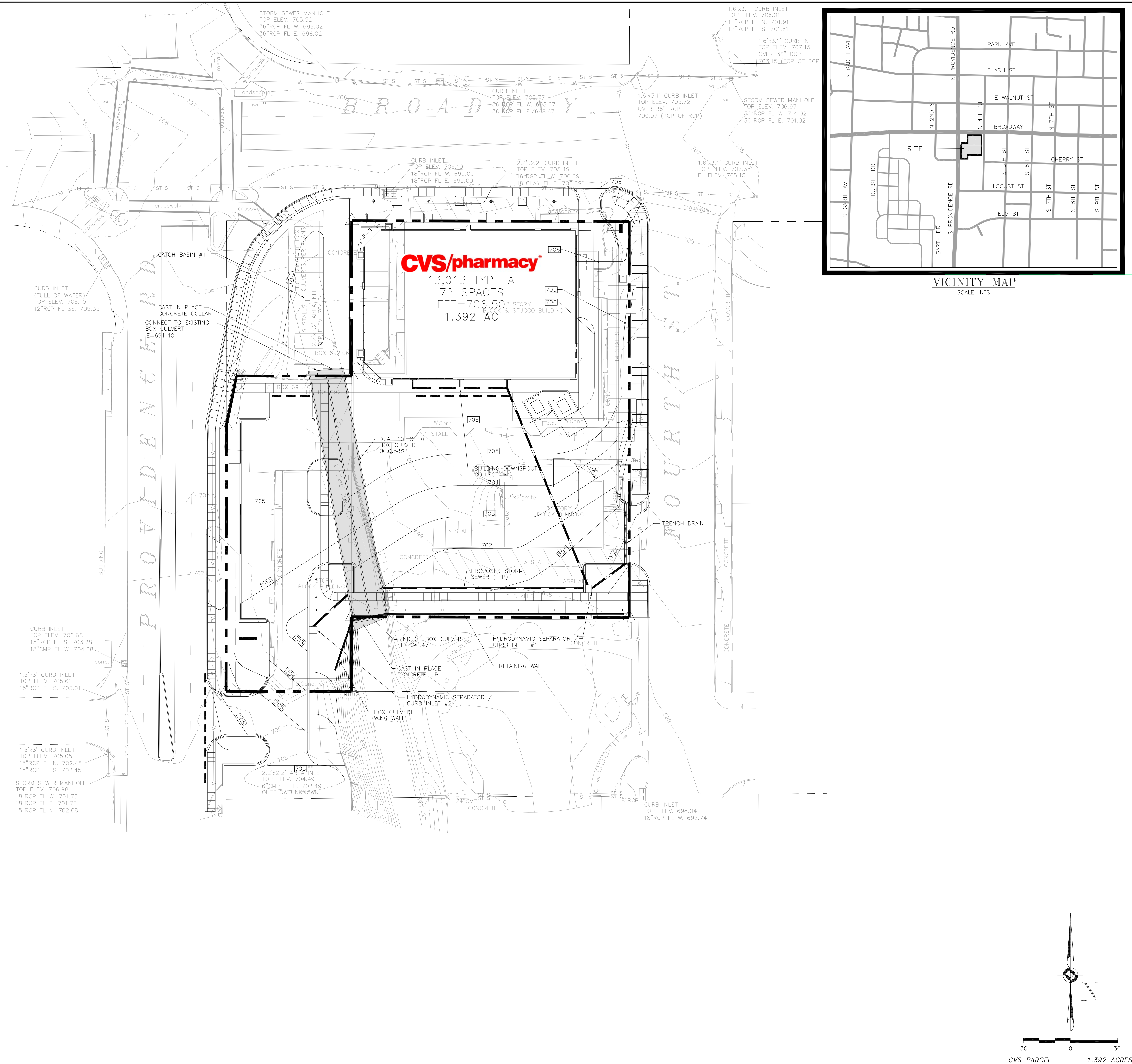
JOB NUMBER: XX00000

TITLE: **SITE PLAN**

SHEET NUMBER:

2 OF 4

COMMENTS:
NOT RELEASED FOR CONSTRUCTION



NORTHERN 13013 REAR DRIVE-THRU
STORE NUMBER: 10004
SEC - BROADWAY & PROVIDENCE RD.
COLUMBIA, MISSOURI
PROJECT TYPE: FEE FOR SERVICE
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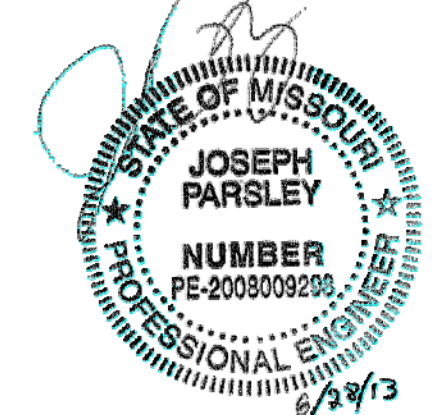
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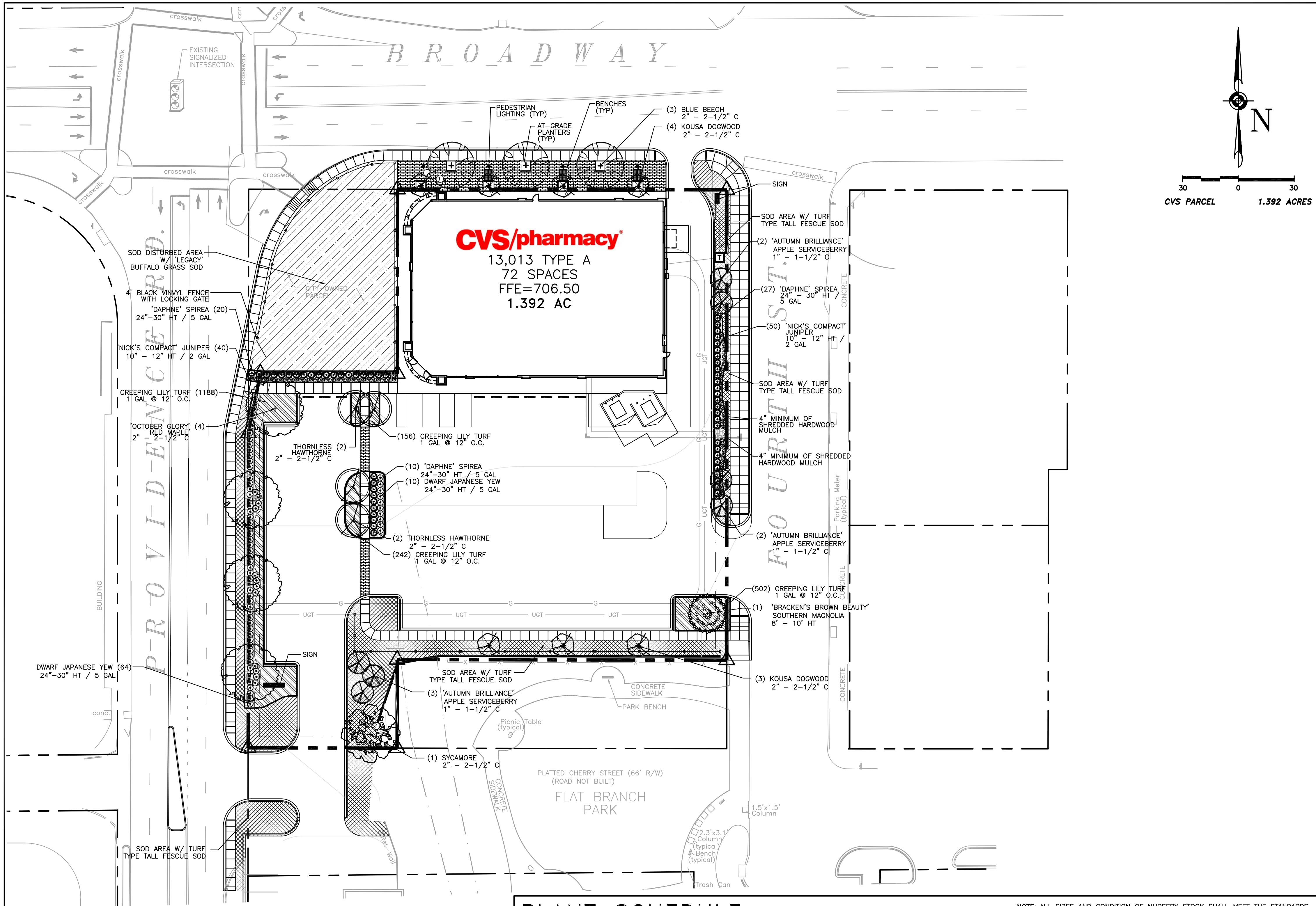
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SEAL:



REVISIONS:

CVS PROJECT MANAGER: R. SMART
DRAWING BY: D. BARNETT
DATE: 28 JUNE 2013
JOB NUMBER: XX00000
TITLE: GRADING PLAN
SHEET NUMBER:



- ALL UNSURFACED AREAS SHALL RECEIVE A 6" LAYER OF SUITABLE TOPSOIL AND SOD. WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED
- SOD SHALL BE PEGGED ON ALL 3:1 SLOPES OR STEEPER IN ORDER TO HOLD SOD IN PLACE. SEE SITEWORK SPECIFICATIONS FOR OTHER REQUIREMENTS.
- UNLESS SHOWN OTHERWISE, ALL LARGE CANOPY TREES SHALL MAINTAIN 25' HORIZONTAL CLEARANCE FROM ALL OVERHEAD UTILITY LINES AND 10' HORIZONTAL CLEARANCE FROM ALL UNDERGROUND UTILITY LINES.
- ALL LANDSCAPE AREAS SHALL BE FULLY IRRIGATED AS SHOWN ON THE IRRIGATION PLAN. SEE IRRIGATION PLAN, THIS SET, FOR ADDITIONAL INFORMATION.

MAINTENANCE REQUIREMENT

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL INSTALLED LANDSCAPING, INCLUDING GRASS MOWING, UP TO THE CVS STORE GRAND OPENING.

PLANT SCHEDULE							
QTY	SYM	BOTANICAL NAME	COMMON NAME	INSTALLED SIZE	SPACING	CONDITION	REMARKS
TREES:							
11		ACER RUBRUM x 'OCTOBER GLORY'	'OCTOBER GLORY' RED MAPLE	2" - 2-1/2" C / 12' - 14' HT	AS SHOWN	B&B/CONT	FULL HEAD w/UNIFORM GROWTH
7		AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' APPLE SERVICEBERRY	1" - 1-1/2" C / 5' - 6' HT	AS SHOWN	B&B/CONT	FULL HEAD w/UNIFORM GROWTH SINGLE TRUNK w/ 3' - 4' MIN CLEAR HT
3		CARPINUS CAROLINIANA	BLUE BEECH	2" - 2-1/2" C / 12' - 14' HT	AS SHOWN	B&B/CONT	FULL HEAD w/UNIFORM GROWTH
7		CORNUS KOUSA	KOUSA DOGWOOD (MULTI-TRUNK)	2" - 2-1/2" C / 10' - 12' HT	AS SHOWN	B&B/CONT	FULL HEAD w/UNIFORM GROWTH, MULTI-TRUNK, 3-5 CANES (2" - 2-1/2" C TOTAL)
1		MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY'	'BRACKEN'S BROWN BEAUTY' SOUTHERN MAGNOLIA	8' - 10' HT	AS SHOWN	B&B/CONT	FULL HEAD w/UNIFORM GROWTH
1		PLATANUS OCCIDENTALIS	SYCAMORE	2" - 2-1/2" C / 12' - 14' HT	AS SHOWN	B&B/CONT	STRONG CNT LEADER, EVENLY BRANCHED
4		CRATAEGUS CRUS-GALLI VAR. INERMIS	THORNTLESS COCKSPUR HAWTHORN	2" - 2-1/2" C / 10' - 12' HT	AS SHOWN	B&B/CONT	FULL HEAD w/UNIFORM GROWTH SINGLE TRUNK w/ 6' MIN CLEAR HT
SHRUBS:							
74		TAXUS CUSPIDATA 'NANA'	DWARF JAPANESE YEW	24" - 30" HT / 5 GAL	36" O.C.	CONT	FULL HEAD, UNIFORM GROWTH
90		JUNIPERUS CHINENSIS 'NICK'S COMPACT'	'NICK'S COMPACT' JUNIPER	10" - 12" HT / 2 GAL	30" O.C.	CONT	FULL HEAD, UNIFORM GROWTH
57		SPIRAEA JAPONICA 'DAPHNE'	'DAPHNE' SPIREA	24" - 30" HT / 5 GAL	24" O.C.	CONT	ROUND, FULL HEAD - UNIFORM SHAPE
GROUNDCOVER:							
FILL AREA		FESTUCA ARUNDINACEA	TURF TYPE TALL FESCUE SOD	SOLID SOD	SOLID	SLAB/ROLL	WEED FREE & ACTIVELY GROWING
FILL AREA		BUCHLOE DACTYLOIDES 'LEGACY'	'LEGACY' BUFFALO GRASS	SOLID SOD	SOLID	SLAB/ROLL	WEED FREE & ACTIVELY GROWING
2088		LIRIOPE SPICATA	CREeping LILY TURF	6" HT / 1 GAL	12" O.C.	CONT	3 BIB MIN, FULL PLANT
FILL AREA		4" MINIMUM OF SHREDDDED HARDWOOD MULCH					
NOTE: SYMBOLS SHOWN IN TABLE ABOVE ARE FOR SPECIES IDENTIFICATION ONLY. PLANT SIZE SHOWN IN THE TABLE IS NOT INTENDED TO BE REPRESENTATIVE OF THE PLANT AT EITHER INSTALLATION OR MATURITY. SIZE OF SYMBOL SHOWN IN TABLE ABOVE MAY VARY FROM THOSE SHOWN ON PLANS.				NOTE: NO SUBSTITUTIONS OF PLANT MATERIALS ARE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.			

CHAPTER 29 ZONING*

SECTION 29-25 SCREENING AND LANDSCAPING REQUIREMENTS.

(C) LANDS TO WHICH THIS SECTION APPLIES. THE LANDSCAPING AND SCREENING REQUIREMENTS OF THIS SECTION SHALL APPLY TO ALL LAND PUBLIC AND PRIVATE LOCATED IN THE CITY OF COLUMBIA, MISSOURI, EXCEPT THE FOLLOWING:

(1) LAND WITHIN ZONING DISTRICTS A-1; R-1; R-2 (EXCEPT FOR THOSE R-2 ZONED DEVELOPMENTS HAVING LOTS WHICH CONTAIN ATTACHED RESIDENCES AND WHICH HAVE SIDE OR REAR PROPERTY BOUNDARIES ABUTTING COLLECTOR OR ARTERIAL STREET RIGHT-OF-WAY); RMH; M-C; M-U; F-1; AND PUD OR PORTIONS THEREOF CONSISTING OF ONE-FAMILY DETACHED DWELLINGS ON INDIVIDUAL LOTS AND ONE-FAMILY ATTACHED DWELLINGS ON INDIVIDUAL LOTS (EXCEPT FOR ONE-FAMILY ATTACHED DEVELOPMENTS HAVING LOTS WHICH HAVE SIDE OR REAR PROPERTY BOUNDARIES ABUTTING COLLECTOR OR ARTERIAL STREET RIGHT OF WAY). NOTWITHSTANDING THIS EXCEPTION, PARKING AREAS AND LOADING/UNLOADING AREAS IN ANY ZONING DISTRICT SHALL BE SUBJECT TO THE PROVISIONS CONTAINED IN THIS SECTION. BUILDINGS OR ADDITIONS TO BUILDINGS IN DISTRICT C-2 SHALL BE EXEMPT FROM THE PROVISIONS OF THIS SECTION; HOWEVER, ANY PARKING AREAS ASSOCIATED WITH BUILDINGS OR ADDITIONS TO BUILDINGS IN DISTRICT C-2 SHALL NOT BE EXEMPT FROM THE PROVISIONS OF THIS SECTION.

THE SITE IS LOCATED IN A C-2 ZONED AREA.

(E) SCREENING AND LANDSCAPING REQUIREMENTS. IN ADDITION TO THE REQUIREMENTS AND PURPOSE OF THE LAND PRESERVATION ACT:

(1) A MINIMUM OF FIFTEEN PERCENT (15%) OF THE TOTAL LAND AREA OF ANY TRACT, PARCEL OR LOT SHALL BE LANDSCAPED. LANDSCAPING SHALL BE REASONABLY DISTRIBUTED THROUGHOUT THE SITE.

THE TOTAL SITE IS 60,635.52 SQUARE FEET. 60,635.52 X 0.15 REQUIRES 9,095.32 SQUARE FEET OF LANDSCAPED AREAS. THE SITE LAYOUT HAS 14,274.00 SQUARE FEET OR 23% LANDSCAPED AREA.

(2) NO NEW BUILDINGS OR ADDITIONS TO EXISTING BUILDINGS SHALL BE PERMITTED UNLESS ADDITIONAL LANDSCAPING IS PROVIDED THEREAT. PARCEL OR LOT IN AN AREA EQUAL TO AT LEAST FIFTEEN PERCENT (15%) OF THE LAND AREA OCCUPIED BY THE NEW BUILDING OR ADDITION. THIS SUBSECTION SHALL NOT APPLY TO ANY LAND WHICH MEETS THE MINIMUM REQUIREMENT OF SUBSECTION (E)(1).

NA

(3) ALL PAVED AREAS WITH MORE THAN FIFTY (50) FEET OF LENGTH, WITHIN TWENTY (20) FEET OF A STREET RIGHT-OF-WAY SHALL HAVE A SIX (6) FEET WIDE STREET YARD LANDSCAPING STRIP WITHIN PRIVATE YARDS SEPARATING PARKING AREAS FROM ABUTTING STREET RIGHTS-OF-WAY CONTAINING NO LESS THAN FOUR (4) OF THE CATEGORIES OF PLANTING MATERIALS LISTED IN PARAGRAPH (F) OF THIS SECTION. THE STREET YARD LANDSCAPING STRIP SHALL CONTAIN ONE TREE PER FIFTY (50) FEET OF STREET FRONTAGE. SUCH TREES MAY BE CLUSTERED OR ARRANGED WITHIN THE AREA AND NEED NOT BE PLACED AT EVEN INTERVALS. THE STREET YARD LANDSCAPING STRIP MAY CONTAIN DRIVEWAYS.

THERE IS 412 LINEAR FEET OF PARKING ADJACENT TO THE STREET. 412LF / 50LF REQUIRES 8.1 TREES. 11 TREES ARE PROVIDED.

NO PARKING AREAS SHALL CONTAIN MORE THAN ONE HUNDRED FIFTY (150) SPACES. IF A GREATER NUMBER IS REQUIRED, SEPARATE PARKING AREAS OF NOT MORE THAN ONE HUNDRED FIFTY (150) SPACES SHALL BE PROVIDED AND SHALL BE SEPARATED BY A LANDSCAPED AREA OF AT LEAST TEN (10) FEET IN WIDTH. THE TEN (10) FEET WIDE LANDSCAPED AREA SHALL CONTAIN FOUR (4) OF THE CATEGORIES OF PLANTING MATERIALS LISTED IN PARAGRAPH (F) OF THIS SECTION. IN ADDITION, TREES SHALL BE PLACED WITHIN THE TEN (10) FEET WIDE LANDSCAPED AREA AT THE RATE OF ONE TREE FOR EACH FIFTY (50) LINEAL FEET. APPROPRIATELY PLACED CONNECTIONS BETWEEN PARKING AREAS ARE PERMITTED.

THERE ARE 72 PARKING SPACES, NA

NO LESS THAN FIFTY (50) PERCENT OF THE LINEAR STREET FRONTAGE FORMING THE PERIMETER OF PARKING AREAS DESCRIBED ABOVE, EXCLUSIVE OF DRIVEWAYS AND ENTRANCES, SHALL CONTAIN SCREENING MATERIALS. THESE MATERIALS MAY CONSIST OF PLANTINGS FROM THE TREE AND SHRUB CATEGORIES, OR ORNAMENTAL FENCES OR WALLS, OR EARTHEN BERMS, OR SOME COMBINATION THEREOF. THIS SCREENING SHALL EXTEND TO A MINIMUM OF THREE (3) FEET ABOVE THE GRADE OF THE PARKING LOT.

PARKING AREAS SHALL BE SCREENED WITH SHRUBS AND TREES AND BE A MINIMUM OF 3 FEET ABOVE GRADE.

(4) IN ADDITION TO THE ABOVE, PAVED AREAS DEVELOPED AFTER AUGUST 19, 1991, AND ADDITIONS TO PAVED AREAS WHICH WERE DEVELOPED PRIOR TO AUGUST 19, 1991, EXCEEDING 4500 SQUARE FEET IN AREA SHALL CONTAIN A MINIMUM OF ONE (1) TREE FOR EVERY FOUR THOUSAND FIVE HUNDRED (4,500) SQUARE FEET OF PAVED AREA. ARE REQUIRED TREES PLANTED TO ACHIEVE COMPLIANCE, ARE TO BE DISTRIBUTED IN A CONFIGURATION WHICH SHADES THE PAVED AREAS WITHIN THE SITE. IN A CASE WHERE THE LOCATION OF TREES WITHIN THE SITE INTERFERES WITH THE LOADING AND UNLOADING OF LARGE VEHICLES, THE REQUIRED TREES MAY BE PLACED AT THE PERIMETER OF THE PAVED AREAS OR IN OTHER SUITABLE LOCATIONS ON THE SITE. ALL REQUIRED TREES PLANTED TO ACHIEVE COMPLIANCE MUST BE A LOCALLY ADAPTED SPECIES. APPROVED FOR THE SITE BY THE DIRECTOR OF PUBLIC WORKS. THE DIRECTOR OF PUBLIC WORKS IS AUTHORIZED TO ADOPT AND MAINTAIN A LIST OF APPROVED SPECIES TO BE USED FOR PLANTING REQUIRED BY THIS SECTION. WHEN A SITE, THE OPINION OF PUBLIC WORKS IS CONFIGURED IN A MANNER THAT MAKES PLANTING OF REQUIRED TREES IMPRACTICAL, OR UNSAFE, SHRUBS AND GROUND COVER MAY BE SUBSTITUTED FOR TREES. EXISTING TREES SAVED ON THE SITE WITHIN THE PARKING AREA MAY BE CREDITED TOWARD MINIMUM TREE REQUIREMENTS ONLY IF IT IS DEMONSTRATED THAT THEY HAVE BEEN PROPERLY PROTECTED DURING AND FOLLOWING DEVELOPMENT AND IF THEY MEET THE SIZE REQUIREMENTS OF CHAPTER 12A.

THERE ARE 33,461 SQUARE FEET OF PAVED AREA. 33,461SF / 4500 REQUIRES 7.4 TREES. 10 TREES WILL BE PROVIDED AT THE PERIMETER OF THE PAVED AREA.

(6) LANDSCAPING AND SCREENING SHALL NOT BE ALLOWED TO OBSTRUCT THE VIEW OF MOTORISTS USING ANY STREET, PRIVATE DRIVEWAY, PARKING AISLES OR THE APPROACH TO ANY STREET INTERSECTION SO AS TO CONSTITUTE A TRAFFIC HAZARD OR CONDITION DANGEROUS TO THE PUBLIC SAFETY UPON ANY SUCH STREET.

(7) OF THE COMBINED TOTAL NUMBER OF TREES REQUIRED TO BE PLANTED IN THE SIX (6) FEET WIDE STREET YARD LANDSCAPING STRIP AND IN THE INTERIOR PARKING LOT, NO LESS THAN THIRTY (30) PERCENT SHALL BE OF A SPECIES OF MEDIUM TO LARGE SHADE TREES.

(F) PLANTING REQUIREMENTS. THE CATEGORIES OF PLANTING MATERIAL AND THE MINIMUM PLANTING SIZES FOR PLANTING MATERIALS, WHERE APPLICABLE, SHALL BE AS FOLLOWS:

(2) MEDIUM AND LARGE DECIDUOUS SHADE TREES: TWO (2) INCH CALIPER, AS MEASURED SIX (6) INCHES ABOVE THE GROUND, AS SPECIFIED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

MEDIUM AND LARGE DECIDUOUS SHADE TREES WILL BE TWO - TWO AND A HALF (2 - 2-1/2) INCH CALIPER SIX (6) INCHES ABOVE THE GROUND.

(3) SMALL DECIDUOUS OR ORNAMENTAL TREES: FOUR (4) FEET IN HEIGHT AS SPECIFIED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WITH THE EXCEPTION OF TRUE DWARF SPECIES.

SMALL DECIDUOUS OR ORNAMENTAL TREES WILL BE FOUR (4) FEET OR GREATER IN HEIGHT.

(4) CONIFERS: SIX (6) FEET IN HEIGHT.

CONIFERS WILL BE SIX - EIGHT (6-8) FEET IN HEIGHT.

(5) UPRIGHT EVERGREEN TREES: FOUR (4) FEET IN HEIGHT AS SPECIFIED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, EXCEPT FOR TRUE DWARF SPECIES.

(6) DECIDUOUS SHRUBS (MINIMUM TWO (2) GALLON SIZE). DECIDUOUS SHRUBS WILL BE IN EITHER 2 OR 5 GALLON CONTAINERS

(7) EVERGREEN SHRUBS (MINIMUM TWO (2) GALLON SIZE). EVERGREEN SHRUBS WILL BE IN EITHER 2 OR 5 GALLON CONTAINERS.

(8) GROUND COVER PLANTS (CROWNS, PLUGS, CONTAINERS): IN A NUMBER AS APPROPRIATE BY SPECIES TO PROVIDE FIFTY (50) PER CENT SURFACE COVERAGE AFTER TWO (2) GROWING SEASONS. ANY GROUND COVERS USED WILL PROVIDE FIFTY (50) PER CENT COVERAGE WITHIN TWO (2) GROWING SEASONS.

(9) GRASS SEEDING OR SOD: AS APPROPRIATE TO PROVIDE COMPLETE COVERAGE WITHIN THE FIRST GROWING SEASON. SITE WILL BE SODDED.

(10) PERENNIAL FLOWERS. NO PERENNIAL FLOWERS WILL BE USED.

(11) ORNAMENTAL GRASS. NO ORNAMENTAL GRASSES WILL BE USED.

(G) INSTALLATION, MAINTENANCE AND ENFORCEMENT.

(1) REQUIRED LANDSCAPING SHALL NOT BE INSTALLED UNTIL ALL STREET YARD LANDSCAPING STRIPS, SETBACKS, TREE PLANTING SIZES AND LOCATIONS, SCREENING LOCATIONS, AND OVERALL PLANTING CONFIGURATIONS ARE INSPECTED AND APPROVED BY THE CITY. DEVIATIONS FROM THE APPROVED PLANS SHALL BE CORRECTED TO CONFORM TO THE APPROVED PLAN, IF, IN THE OPINION OF THE DIRECTOR OF PUBLIC WORKS, COMPLIANCE IS NOT ACHIEVABLE DUE TO UNFORESEEN CIRCUMSTANCES. THE LANDSCAPING PLAN MAY BE AMENDED, BUT IN ALL CASES MUST COMPLY WITH THE REQUIREMENTS OF THE LANDSCAPING REQUIREMENTS FOR THE ZONING DISTRICT IN WHICH THE SITE IS LOCATED.

(2) ALL LANDSCAPING CALLED FOR IN THE APPROVED LANDSCAPE PLAN, LIVING AND NON-LIVING, SHALL BE IN PLACE AND APPROVED BY THE CITY PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY. IT SHALL BE UNLAWFUL TO OCCUPY ANY STRUCTURE, OR TO REPRESENT TO ANY PERSON THAT THE STRUCTURE MAY BE OCCUPIED, PRIOR TO THE FINAL APPROVAL OF THE LANDSCAPING. IF, AT THE TIME OF REQUEST FOR THE CERTIFICATE, THE REQUIRED LANDSCAPING WOULD BE JEOPARDIZED BY WEATHER CONDITIONS, THE DEVELOPER SHALL COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 12A.

(3) THE TREES, SHRUBS, FENCES, WALLS AND OTHER LANDSCAPING MATERIALS DEPICTED ON APPROVED PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER ELEMENTS. THE DEVELOPER, HIS SUCCESSOR AND SUBSEQUENT OWNERS AND THEIR AGENTS WHO ARE AUTHORIZED TO MAINTAIN THE PROPERTY, SHALL BE RESPONSIBLE FOR THE CONTINUED MAINTENANCE OF PLANT MATERIAL WHICH EXHIBITS EVIDENCE OF INSECT PEST DISEASE OR DAMAGE SHALL BE APPROPRIATELY TREATED, AND DEAD PLANTS PROMPTLY REMOVED AND REPLACED WITHIN THE NEXT PLANTING SEASON. ALL LANDSCAPING WILL BE SUBJECT TO PERIODIC INSPECTION BY THE CITY TO ENSURE COMPLIANCE.

(4) A MINIMUM ONE HUNDRED SEVENTY (170) SQUARE FEET PERVIOUS GROWING AREA PER MEDIUM TO LARGE TREE SHALL BE PROVIDED. A MINIMUM SEVENTY-FIVE (75) SQUARE FEET PERVIOUS GROWING AREA SHALL BE PROVIDED FOR ORNAMENTAL TREES.



NORTHERN 13013 REAR DRIVE-THRU

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PROJECT TYPE: FEE FOR SERVICE

DEAL TYPE: LAND

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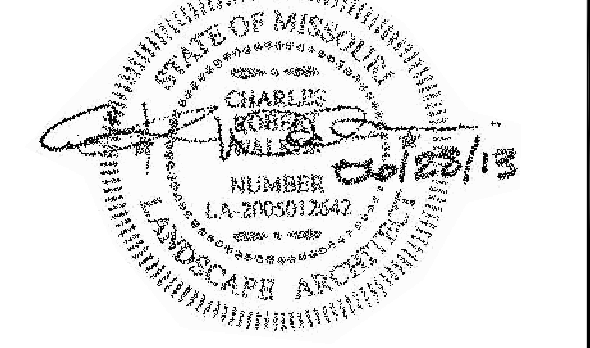
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DRAWING BY: D. BARNETT

DATE: 28 JUNE 2013

JOB NUMBER: XX00000

TITLE: **PLANTING PLAN**

SHEET NUMBER:

COMMENTS:
NOT RELEASED FOR CONSTRUCTION